040.0	0007	0009.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	689,100 /	689,100
					USE VALUE:	689,100 /	689,100
					ASSESSED:	689,100 /	689,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
195		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUBOULIS JAMES & STEFANOS	
Owner 2:	TRS/195 BROADWAY REALTY TR	
Owner 3:		
Street 1:	195 BROADWAY	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,146 Sq. Ft. of land mainly classified as Office with a Office Building built about 1900, having primarily Stucco Exterior and 2148 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	6146.000	159,300		529,800	689,100
Total Card	0.141	159,300		529,800	689,100
Total Parcel	0.141	159,300		529,800	689,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.81 | /Parcel: 320.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	27517
GIS Ref	
GIS Ref	
Insp Date	09/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	159,300	0	6,146.	521,100	680,400	680,400	Year End Roll	12/18/2019
2019	340	FV	151,900	0	6,146.	486,400	638,300	638,300	Year End Roll	1/3/2019
2018	340	FV	151,900	0	6,146.	434,300	586,200	586,200	Year End Roll	12/20/2017
2017	340	FV	151,900	0	6,146.	382,100	534,000	534,000	Year End Roll	1/3/2017
2016	340	FV	151,900	0	6,146.	286,600	438,500	438,500	Year End	1/4/2016
2015	340	FV	129,800	0	6,146.	260,600	390,400	390,400	Year End Roll	12/11/2014
2014	340	FV	129,800	0	6,146.	260,600	390,400	390,400	Year End Roll	12/16/2013
2013	340	FV	129,800	0	6,146.	260,600	390,400	390,400		12/13/2012

!3372!

PRINT

Date	Time
12/10/20	18:38:41

LAST REV

Date	Time
10/09/19	15:26:01
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3372

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEILS JEANETTE	25916-572		12/22/1995		130,000	No	No		A

USER DEFINED

Prior Id # 1:	27517
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/1996	44		20,000	C				REMODEL STORE

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	MEAS&NOTICE	PH	Patrick H
3/11/2009	Meas/Inspect	197	PATRIOT
4/7/2000	Measured	197	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		6146		Sq. Ft.	Site		0	30.5	2.83	CA									529,791						529,800	

Total AC/HA:	0.14109	Total SF/SM:	6146	Parcel LUC:	340	Office	Prime NB Desc:	COMM AVG	Total:	529,791	Spl Credit		Total:	529,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	12 - Concrete	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	0.90747464
Adj $ / SQ:	119.106
Other Features:	7500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	245065
Depreciation:	85773
Depreciated Total:	159292

COMMENTS

1924.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0			Baths:				HB 3		

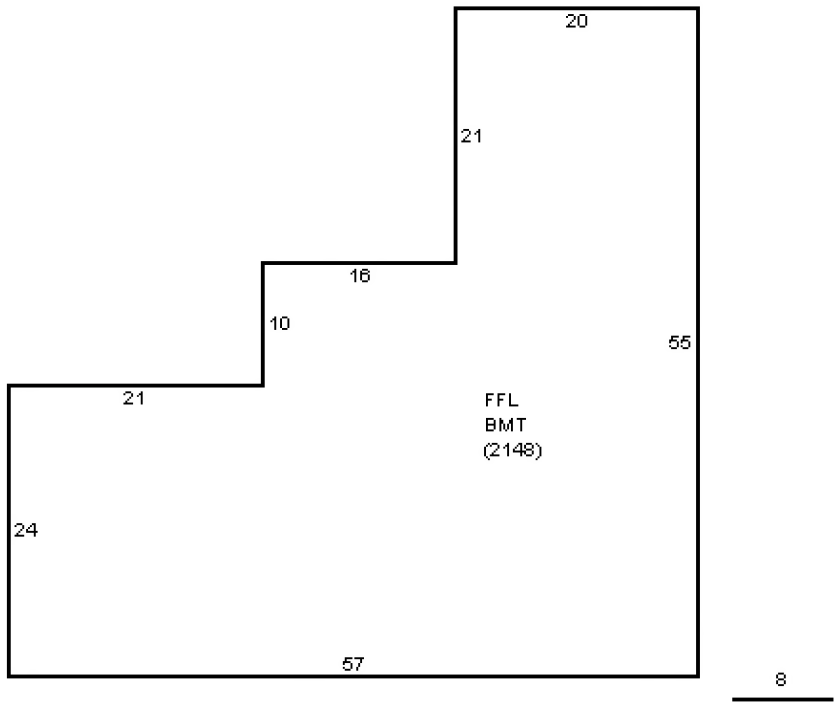
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,148	114.340	245,606
BMT	Basement	537	35.730	19,188
	Net Sketched Area:	2,685	Total:	264,794
Size Ad	2148	Gross Are	4296	FinArea 2148

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	25				
FFL	100	WHS	40		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	107.20
Special Features:	0	Val/Su Net:	59.33
Final Total:	159300	Val/Su SzAd	74.16

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	